

£250,000

# Garnham H Bewley

50 Manning Close, East Grinstead

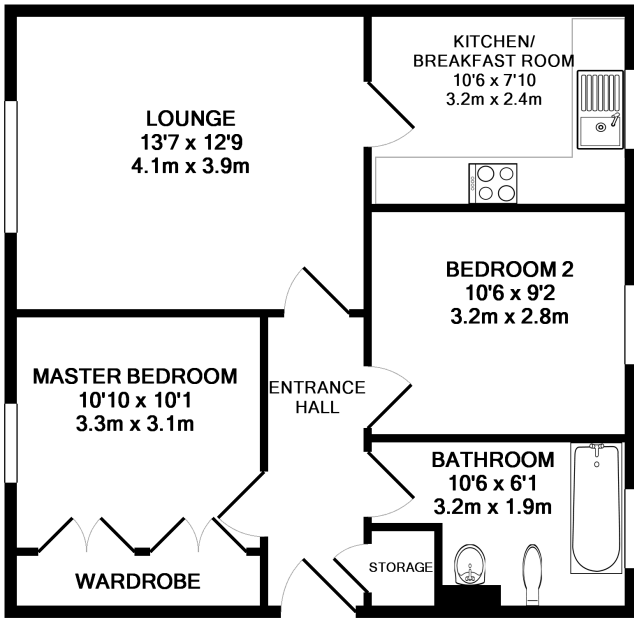


- Ground Floor Apartment
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Spacious Bathroom
- Residents Parking
- Communal Garden
- Ideal for Train Station

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

# Accommodation



## Ground Floor Entrance Hall

## Kitchen

10' 6" x 7' 10" (3.20m x 2.39m)

## Lounge/Dining Room

13' 7" x 12' 9" (4.14m x 3.89m)

## Main Bedroom

10' 10" x 10' 1" (3.30m x 3.07m)

## Bedroom 2

10' 6" x 9' 2" (3.20m x 2.79m)

## Bathroom

10' 6" x 6' 1" (3.20m x 1.85m)

## Outside Residents Parking

## Communal Garden

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 50 Manning Close, East Grinstead, West Sussex RH19 2DR

Garnham H Bewley are delighted to offer for sale this fabulous two double bedroom ground floor apartment located in a lovely position over-looking communal gardens offering great access to East Grinstead train station and town centre. The property is offered in excellent decorative order throughout and has the benefit of a share of the freehold.

The accommodation consists of entrance hall with storage cupboard giving space for washing machine. The spacious lounge/diner has a large window to the front aspect allowing plenty of light and is beautifully decorated. The kitchen is fitted with a comprehensive range of wall and base level units with area of work surface, 1 1/2 bowl sink with drainer, space for cooker, fridge/freezer, washing machine/dishwasher window to the rear aspect, part tiled walls and a chrome heated towel rail. The two bedrooms are of a generous size of which the master bedroom has the luxury of double fitted wardrobes. The two bedrooms are complemented by the family bathroom which is fitted in a white suite with panel enclosed bath with chrome shower, low level W.C, wash hand basin, shaver point, chrome heated towel rail, fully tiled walls and a window to the rear aspect.

Outside the property has residents parking and communal gardens which are beautifully looked after. There are several popular primary and secondary schools within close proximity and East Grinstead mainline railway station is approximately 0.5miles distant.



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## East Grinstead 01342 410227

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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